

# \$639,990 - 1306 32a Street, Edmonton

MLS® #E4434514

## \$639,990

4 Bedroom, 3.50 Bathroom, 1,915 sqft  
Single Family on 0.00 Acres

Laurel, Edmonton, AB

Welcome to this stunning 4-bedrooms plus DEN, 3.5-bathrooms,bonus room and SEPARATE ENTRANCE With FULLY FINISHED BASEMENT having additional rooms,a second kitchen and Laundry in the highly sought-after LAUREL community of Edmonton, AB. This EAST-facing (Regular LOT) home is designed for modern living, featuring stainless steel appliances, Upgraded kitchen,and a prime location near all essential amenities provides both comfort and functionality.Enjoy professionally landscaped outdoor spaces, perfect for relaxation and entertaining. Plus, with walking distance to parks, top-rated schools, grocery stores, and public transit, everything you need is just moments away!

Built in 2017

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4434514  |
| Price          | \$639,990 |
| Bedrooms       | 4         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,915     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2017                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 1306 32a Street |
| Area        | Edmonton        |
| Subdivision | Laurel          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6T 0Z3         |

### **Amenities**

|           |                                                                                    |
|-----------|------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, No Animal Home, No Smoking Home, See Remarks |
| Parking   | Double Garage Attached                                                             |

### **Interior**

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                         |
| Fireplace         | Yes                                                                                                                               |
| Fireplaces        | See Remarks                                                                                                                       |
| Stories           | 2                                                                                                                                 |
| Has Suite         | Yes                                                                                                                               |
| Has Basement      | Yes                                                                                                                               |
| Basement          | Full, Finished                                                                                                                    |

### **Exterior**

|                   |                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                |
| Exterior Features | Airport Nearby, Corner Lot, Fenced, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                           |
| Construction      | Wood, Vinyl                                                                                                                                                |

Foundation                Concrete Perimeter

**School Information**

Elementary                Svend Hansen School  
Middle                      Svend Hansen School  
High                        Elder Dr. Francis Whiskeyj

**Additional Information**

Date Listed                May 5th, 2025  
Days on Market        60  
Zoning                      Zone 30

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